| 113.0 | 0008 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,086,100 / 1,086,100 |
| | | | | | USE VALUE: | 1,086,100 / 1,086,100 |
| | | | | | ASSESSED: | 1,086,100 / 1,086,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 86 | | SUNSET RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KADHIRESAN VEERICHETTY A |
| Owner 2: | KADHIRESAN SUBATHRA |
| Owner 3: | |
| Street 1: | 86 SUNSET RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MCELHERAN ANDREW/KRISTINA - |
| Owner 2: | - |
| Street 1: | 86 SUNSET RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 3118 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5872.000 | 668,800 | | 417,300 | 1,086,100 |
| Total Card | 0.135 | 668,800 | | 417,300 | 1,086,100 |
| Total Parcel | 0.135 | 668,800 | | 417,300 | 1,086,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.33 /Parcel: 348.33

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 72744

**GIS Ref**

**GIS Ref**

**Insp Date** 02/13/20

!8829!

## PREVIOUS ASSESSMENT

Parcel ID 113.0-0008-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 668,800 | 0 | 5,872. | 417,300 | 1,086,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 649,500 | 0 | 5,872. | 417,300 | 1,066,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 675,700 | 0 | 5,872. | 417,300 | 1,093,000 | 1,093,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 524,600 | 0 | 5,872. | 411,400 | 936,000 | 936,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 524,600 | 0 | 5,872. | 316,000 | 840,600 | 840,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 524,600 | 0 | 5,872. | 298,100 | 822,700 | 822,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 524,600 | 0 | 5,872. | 274,200 | 798,800 | 798,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 514,200 | 0 | 5,872. | 256,300 | 770,500 | 770,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 08:00:08 |

**LAST REV**

| Date | Time |
|---|---|
| 06/08/21 | 11:21:54 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8829

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MCELHERAN ANDRE | 1458-30 | | 8/13/2014 | | 850,000 | No | No | | |
| ROGERS AND COMP | 1369-117 | | 6/12/2009 | | 725,000 | No | No | | |
| WALSH ROBERT F | 1361-9 | | 10/16/2008 | Change>Sale | 255,000 | No | No | | |
| WALSH ROBERT F | 989-156 | | 10/1/1984 | Family | | No | No | | |
| | 354-109 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/19/2020 | 235 | Redo Kit | 12,800 | C | | | | |
| 6/9/2015 | 635 | Manual | 1,500 | | 6/9/2015 | | | Install 2 inch the |
| 6/20/2012 | 762 | Redo Bas | 55,000 | | | | | FINISH BMT & ADD 1 |
| 9/25/2008 | 1188 | New Buil | 233,800 | C | | G10 | GR FY10 | NEW SF HOME |
| 9/25/2008 | 1187 | Demo gar | 2,500 | C | | G10 | GR FY10 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/13/2020 | Inspected | PT | Paul T |
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 6/18/2013 | Info Fm Prmt | BR | B Rossignol |
| 7/25/2012 | External Ins | BR | B Rossignol |
| 7/17/2012 | Info Fm Prmt | BR | B Rossignol |
| 5/6/2009 | Measured | 189 | PATRIOT |
| 2/8/2000 | Meas/Inspect | 263 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 72744 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5872 | | Sq. Ft. | Site | | 0 | 70. | 1.02 | 6 | | | | | | | | | 417,312 | | | | G10 | | 417,300 | |

| Total AC/HA: | 0.13480 | Total SF/SM: | 5872 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 417,312 | Spl Credit | | Total: | 417,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 2008 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 1.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.14249527 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 149.995 |
| Other Features: | 136593 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 675587 |
| Depreciation: | 6756 |
| Depreciated Total: | 668831 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 3 | Baths: | 2 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

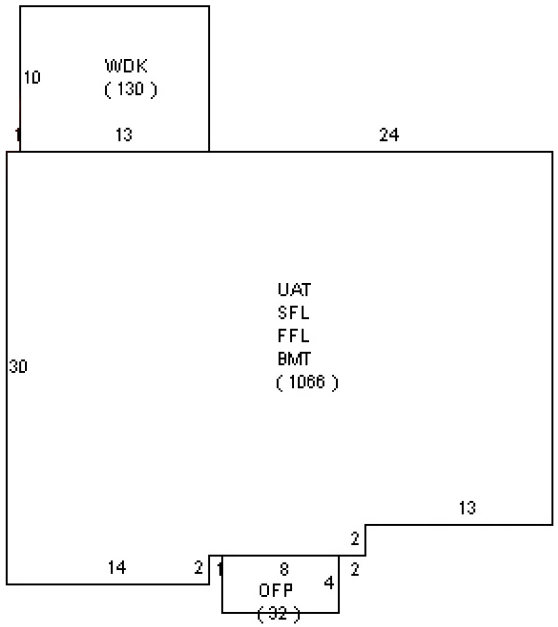
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | M |
| Totals | | | |
| 1 | 9 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 181.49 |
| Special Features: | 0 | Val/Su Net: | 184.39 |
| Final Total: | 668800 | Val/Su SzAd | 313.70 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,066 | 72.000 | 76,749 |
| FFL | First Floor | 1,066 | 149.990 | 159,894 |
| SFL | Second Floor | 1,066 | 149.990 | 159,894 |
| UAT | Upper Attic | 267 | 82.500 | 21,985 |
| WDK | Deck | 130 | 13.830 | 1,798 |
| OFP | Open Porch | 32 | 44.440 | 1,422 |
| | Net Sketched Area: | 3,627 | Total: | 421,742 |
| Size Ad | 2132 | Gross Area | 4426 | FinArea 3118 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 80 | | |
| UAT | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

113.0-0008-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |